

BECHEM DUSTIN K & CHELSEA J
43643 RATLIFF RD
CALLAHAN, FL 32011

16-1N-25-00000-0004-0060

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
Exterior Wall	30	VINYL 100	0800	02	2,280	134.8600	121.37	276,724	2021	2021	0	0	0	5.00	95.00	VALUATION BY					STANDARD											
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ 100% - 2023										Heated Area: 2280					HX Base Yr 2023					Tax Group: 6					Tax Dist:				
Roof Cover	12	MODULAR MT 100	76 30 30 76 BAS 2021										BUILDING MARKET VALUE					262,888														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					10,786														
Interior Floor	13	LVT/LAMNT 70											TOTAL LAND VALUE - MARKET					80,000														
Interior Floor	14	CARPET 30											TOTAL MARKET VALUE					353,674														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					32,535														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					321,139														
Bedrooms		4 100											TOTAL EXEMPTION VALUE					HX HB 51,411														
Bathrooms		2 100											BASE TAXABLE VALUE					269,728														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					353,674														
Stories	1.	1. 100											NCON VALUE					0														
Units		0 100	INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE					334,689																								